

# **BRAKE BROTHERS**

## **COMMUNITY PLAN AMENDMENT AND MINOR USE PERMIT MODIFICATION (PLN18-00028 / PLN22-00428)**

**Planning Staff: Kara Conklin, Assistant Planner**



# Vicinity Map

- 0.31 acres
- Town of Sheridan
- Northeast corner of 13<sup>th</sup> Street/Sheridan Lincoln Boulevard and Riosa Road



# Project Site

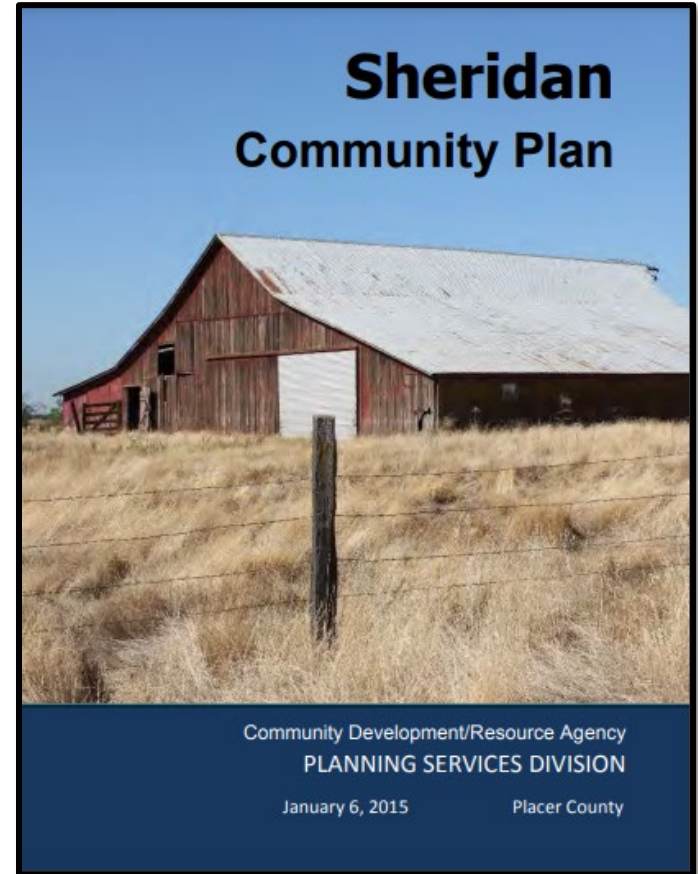


**C2-TC**

General Commercial, combining  
Town Center Commercial

# Proposed Project

- Modification to existing MUP (PLN18-00028) to allow operation of a 790 sq. ft. brake shop within an existing 3,663 sq. ft. commercial structure. [Requires amendment to Sheridan Community Plan to allow Vehicle Maintenance and Repair as an allowed use within the Town Center Commercial (-TC) district.]
- Two Employees
- Monday through Friday 7:00 a.m. to 5:00 p.m.
- Three to four customers per day
- 15 to 20 customers per week



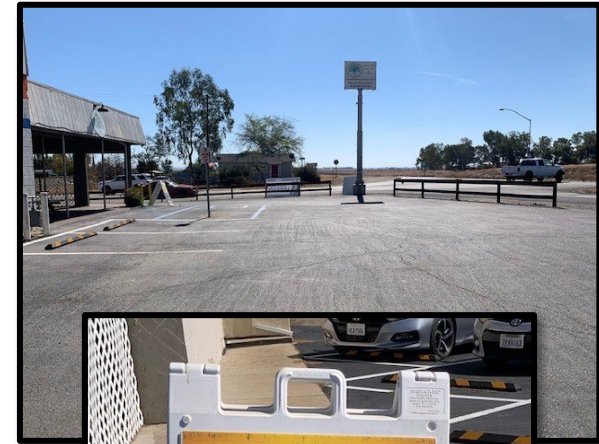


# Town Center Commercial (-TC) District

The Town Center Commercial (-TC) combining district allows for a variety of housing types along with commercial uses that cannot be achieved within a standard commercially-zoned district.

The district allows for modification of use, height, setbacks or other development standards of the base district with which it is combined (in this case C2). The purpose of the -TC is to establish more specific standards appropriate for the site.

The Sheridan Community Plan allows for detached residential use while also limiting some commercial uses from the 13<sup>th</sup> Street corridor.



# Community Plan Amendment

Table 3.6.2.1-2  
Town Center Commercial Combining District  
Disallowed Land Uses

Use Type
<b>Manufacturing and Processing</b>
Recycling Collection Stations
<b>Recreation, Education and Public Assembly Uses</b>
Golf Driving Ranges
Outdoor Commercial Recreation
<b>Residential Uses</b>
Mobile Home Parks
<b>Retail Trade</b>
Auto, Mobile Home, Vehicle and Parts Sales
Building Material Stores
Drive-in and Drive Thru Sales *
<b>Service Uses</b>
Construction/Contractors
<b>Repair and Maintenance – Vehicle *</b>
Service Stations *
Storage, Mini-Storage Facilities
Storage Yards and Sales Lots
Storage of Petroleum Products for On-Site Use
<b>Transient Lodging</b>
Recreational Vehicle Parks
<b>Transportation and Communications</b>
Heliports
Vehicle Storage

*\*Allowed only at the corner of Riosa Road and 13<sup>th</sup> Street.  
See Section 4.2.3 for more information.*

Table 3.6.2.1-2: Disallowed Land Uses – Repair and Maintenance – Vehicle

Add asterisk to allow use only at the corner of Riosa Road and 13<sup>th</sup> Street (four parcels within the –TC District)



# Community Plan Amendment

Figure 4.2.3.6 – 13<sup>th</sup> Street corridor appropriate gas station/drive-through/vehicle repair and maintenance, enhanced streetscape areas and areas where diagonal parking is possible.

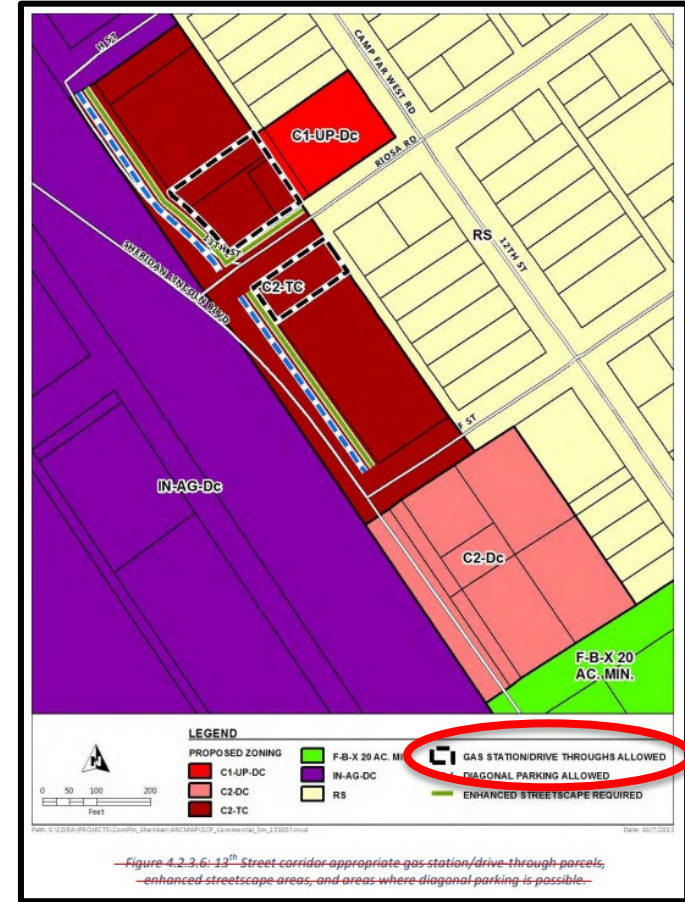


Figure 4.2.3.6-13<sup>th</sup> Street corridor-appropriate gas station/drive-through parcels, enhanced streetscape areas, and areas where diagonal parking is possible.

# Community Plan Consistency

- **Land Use Goal 3.1.3** – Create a balanced land use pattern with appropriate mix of uses to help accommodate resident employment, service and social needs
- **Land Use Goal 3.1.5** – Take full advantage of Sheridan's existing infrastructure.
- **Land Use Goal 3.1.7** – Support the development of mixed-use commercial, office, and live/workspaces along 13<sup>th</sup> Street.
- **Land Use Policy 3.2.2** – Encourage infill projects that are contiguous to existing development and that allows for cost-effective, orderly growth that is compatible with existing and potential future development
- **Land Use Policy 3.2.11** – Establish guidelines and standards specifically for 13<sup>th</sup> Street to allow for a mix of residential, commercial, professional office, and live/work uses.



# Parking

Nine existing parking spaces on site.  
Building currently houses a coffee shop  
and an apartment.

The proposed Brake Shop requires three  
parking spaces for a total of 12 required  
parking spaces for commercial center.



Garage parking is provided for two  
cars in car bays and additional two  
parking spaces can be used on  
north side of commercial building.

# Sheridan Municipal Advisory Council and Planning Commission Review

Sheridan MAC on November 9, 2022

- Voted 3-0 (2 members absent) to recommend approval to Planning Commission



Planning Commission on November 10, 2022

- Voted 5-0 (2 members absent) to recommend approval to the Board of Supervisors



# Recommendation

Staff forwards the Planning Commission's November 10, 2022 recommendation that the Board of Supervisors approve the following:

1. Find the project categorically exempt from environmental review pursuant to Section 15301(a) and 15303(c) of the California Environmental Quality Act Guidelines and Section 18.36.030(A) and 18.36.050 (C) of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities and Class 3 – New Construction and Conversion of Small Structures).
2. Adopt a Resolution to amend the Sheridan Community Plan Table 3.6.2.1-2 Town Center Commercial Combining District Disallowed Land Uses and Figure 4.2.3.6 as shown in Attachment 'B' of the staff report packet and supported by the findings found in the staff report.

# Recommendation (Cont'd)

3. Approve the Minor Use Permit Modification (PLN18-00028) to allow a 790 sq. ft. brake shop to operate within an existing commercial structure located at 5710 Sheridan Lincoln Boulevard in Sheridan subject to the recommended Conditions of Approval found in Attachment 'C' of the staff report packet.





# Questions?

